

<b>Situs : 101 WOODLAND AV</b>	<b>Parcel ID: 100-074</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
RUSSELL IRENE LORRAINE WARREN JAMES R KUCHINSKY 101 WOODLAND AVE BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 11 Vol / Pg 46693/306 District Zoning R1C Class Residential

Property Notes



100-074 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,150		90,870
Total Acres: .1641 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,900	90,900	0	87,300
Building	197,200	211,400	0	183,600
Total	288,100	302,300	0	270,900
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/11/20	GL	Field Review	Other
08/19/19	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/16/16	1	Land + Bldg	Transfer Of Convenience	46693/306	Quit Claim	RUSSELL IRENE LORRAINE
11/19/15	1	Land + Bldg	Court Order/Decree	46288/138		RUSSELL IRENE LORRAINE

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**Dwelling Information**

<b>Style</b>	Colonial Ne	<b>Year Built</b>	1925
<b>Story height</b>	1.7	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Asbestos	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Natural	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

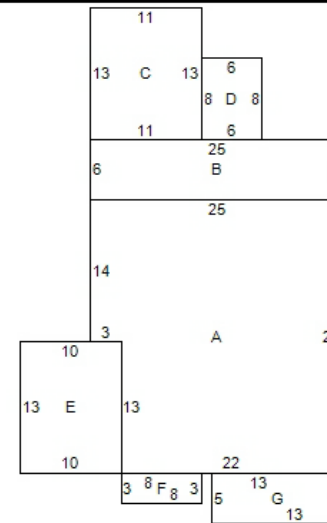
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	265,100	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	16,584	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	10,133	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	291,820	<b>Additions</b>	19,910
<b>Ground Floor Area</b>	636		
<b>Total Living Area</b>	1,430	<b>Dwelling Value</b>	200,840

**Building Notes**



ID	Code	Description	Area
A		Main Building	636
B	50/10	BSMT/1SFR	150
C	10	1SFR	143
D	11	OFF	48
E	12	EFP	130
F	50/15	BSMT/FBAY	24
G	11	OFF	65
H	RG1	GARAGE - WD/ICB	440*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	440	440	1	1925	B	G	10,530

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**

**Unit Number**  
**Unit Level**  
**Unit Parking**  
**Model (MH)**

**Unit Location**  
**Unit View**  
**Model Make (MH)**

**Addition Details**

Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1	50	10			7,500	5	50	15			1,740
2		10			6,140	6		11			1,050
3		11			810						
4		12			2,670						